

Bountiful City
Administrative Committee Minutes
March 3, 2014
5:00 P.M.

Present: Acting Chairman – John Marc Knight; Committee Members – Lloyd Cheney and Dave Badham; Assistant Planner – Royce Davies; and Recording Secretaries – Darlene Baetz and Julie Holmgren

1. Acting Chairman Knight opened the meeting at 5:00 p.m. and all present introduced themselves.
2. **Consider approval of minutes for February 24, 2014.** Mr. Badham made a motion to approve the minutes for February 24, 2014. Mr. Cheney seconded the motion. Voting passed 3-0 in favor.
3. **Consider approval of a Lot Line Adjustment at 520 N. Davis Blvd. and 554 N. Davis Blvd., C. Clay Crowley, applicant.**

C. Clay Crowley, applicant, and his wife, Doris Crowley, were present. Royce Davies presented the staff report.

The Applicant is applying for a Lot Line Adjustment to transfer property from 554 North Davis Boulevard to 520 North Davis Boulevard. Both properties are located in the R-3 single-family residential zone. The Lot Line Adjustment will transfer approximately 803 square feet from 554 North Davis Boulevard to 520 North Davis Boulevard. The southern property line of 520 North Davis Boulevard will be extended approximately 6 feet to the north while maintaining the depth of the property.

No new lots are being created in this transfer so an amended subdivision plat is not required. The amended properties would still conform to the setbacks and lot sizes for this zone required in the City's Land Use Ordinance. No easements will be effected on either property.

Based on findings, Staff recommends approval for a lot line adjustment, with the following condition:

1. The approved lot line adjustment is recorded with Davis County.

Mr. Crowley affirmed that he understood the staff report and noted that he intends to build a garage on the adjusted property.

Mr. Cheney made a motion to approve the lot line adjustment. Mr. Badham seconded the motion. Voting passed 3-0 in favor.

4. PUBLIC HEARING - Consider a Conditional Use Permit for Dollar Loan Center Utah LLC at 320 W. 500 S., Cody Goulding (CFO), applicant.

Robert West, representing Dollar Loan Center, was present. Royce Davies presented the staff report.

The applicant was granted a conditional use permit in April of 2012 at which time they specified that they would not provide collateral loans. This effectively restricted them from offering auto title loans. A new conditional use permit has been applied for that will lift this restriction and allow the applicant to offer auto title loans.

The applicant is a “paper” loan company, which means they only accept paper documents as collateral (e.g. car title), and operate similar to a bank. There are no restrictions in the Bountiful City Code which would prohibit the applicant from offering auto title loans.

Based on the findings, Staff finds that the applicant would comply with requirements for the conditional use permit. Staff recommends approval of the Conditional Use Permit with the following conditions:

1. This Conditional Use Permit is solely for this site and is non-transferable.

Mr. West stated that Dollar Loan Center is applying for the Conditional Use Permit because they desire to add another service to their existing business.

Acting Chairman Knight opened the public hearing at 5:10 p.m. and closed the hearing at 5:11 p.m. with no comment from the public. Mr. Knight opened the matter for discussion. Mr. West reported that business is good, and there have been no business-related issues reported to the city. Mr. Badham noted that the additional service will most likely increase business.

Mr. Badham made a motion that a conditional use permit be granted for Dollar Loan Center Utah LLC at 320 W. 500 S., Cody Goulding (CFO), applicant, based on the conditions as outlined by staff. Mr. Cheney seconded the motion. Voting passed 3-0 in favor.

5. Consider an approval of a Conditional Use Permit letter, in written form, to allow for solar panels at 4455 S. Bountiful Blvd., Dan Black, applicant.

Mr. Badham made a motion to approve the Conditional Use Permit letter, in written form, to allow for solar panels at 4455 S. Bountiful Blvd., Dan Black, applicant. Mr. Cheney seconded the motion. Voting passed 3-0 in favor.

6. Miscellaneous business and scheduling. Acting Chairman Knight ascertained that there were no further items to discuss. Mr. Cheney moved to adjourn. Mr. Badham seconded the motion. Voting passed 3-0 in favor. The meeting was adjourned at 5:16 p.m.